



FILED  
MAY 10 2018  
CITY CLERK

APPLICATION FOR REZONING PETITION - CITY OF TERRE HAUTE

**SPECIAL ORDINANCE NO. 5, 2018**

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COMMON ADDRESS OF LOT TO BE REZONED: 601 S. Fruitridge Avenue, Terre Haute, IN 47803

Parcel ID 84-06-24-376-004.000-002

Current Zoning: R-1 Single Family Residence District

Requested Zoning: R-2 Two-Family Residence District

Proposed Use: The subject real estate is now unimproved bare land, bordered by Poplar Street on the South, Adams Street on the West, Beau Monde Phase I Subdivision on the North, and Fruitridge Avenue on the East. Your petitioner intends to convey the land to Park Place Condominiums, LLC which would use the real estate to create a horizontal property regime (commonly known as a condominium) consisting of up to seventy-eight (78) condominium units housed within thirty-nine (39) single story structures...with all of such units to be sold to, and then owned by—NOT rented/leased to the public. All of those structures would look as if they were duplexes and be of the same exterior architectural design, constructed of the same materials. Differing interior floor plans would be offered. Park Place Condominiums, LLC is locally owned real estate developer, using local subcontractors, local craftsmen, and local material suppliers and service vendors.

Name of Owner: Beau Monde, LLC

Address of Owner: 2901 Ohio Blvd., Suite #270, Terre Haute, IN 47803

Phone Number of Owner: (812) 234-8899

Attorney Representing Owner (if any): William M. Olah

Address of Attorney: 333 Ohio, Terre Haute, IN 47807

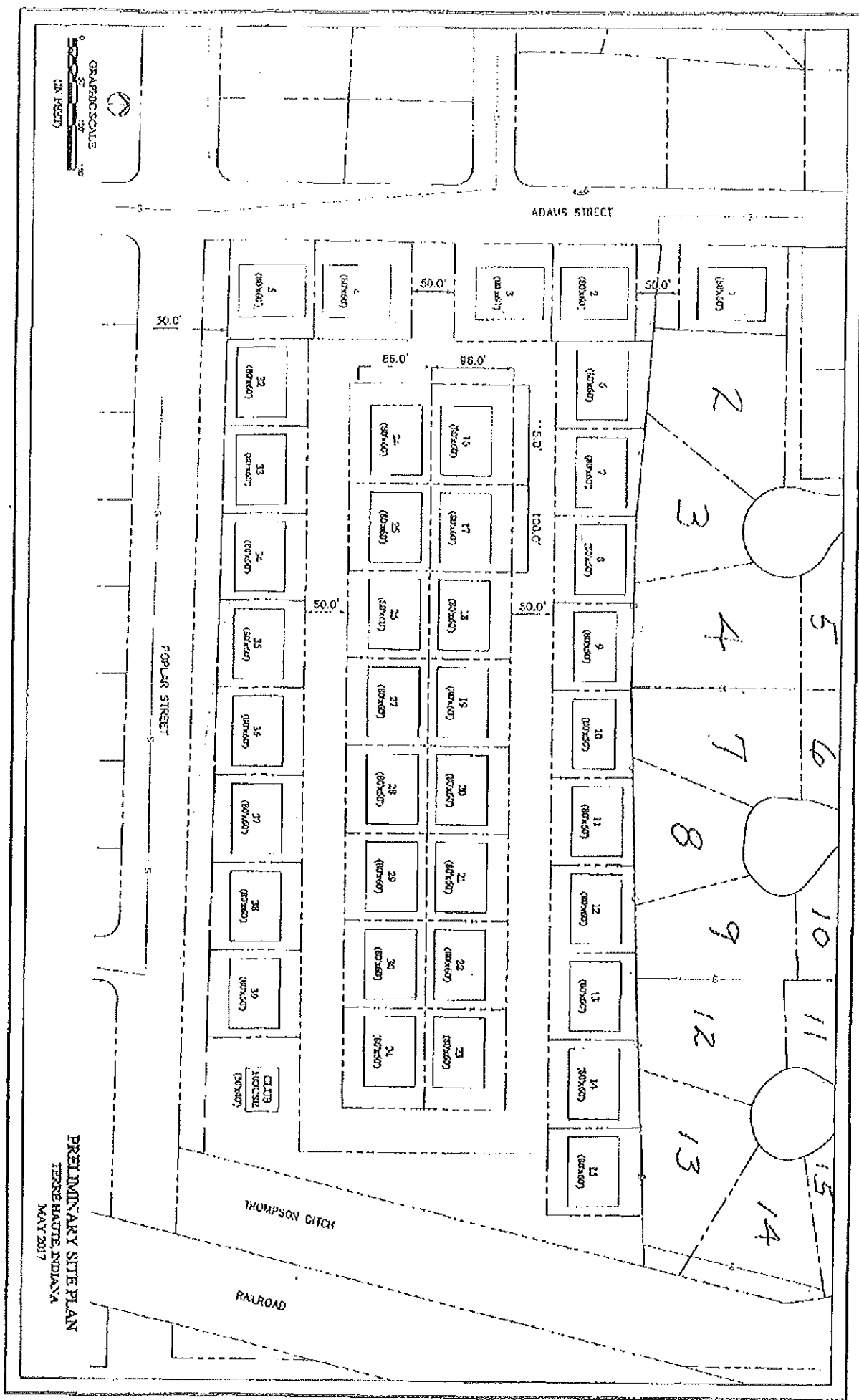
Phone Number of Attorney: (812)232-4311

For Information Contact: William M. Olah

Council Sponsor: Mr. O. Earl Elliott

0 H10 13 L V D.

NORTH



PRELIMINARY SITE PLAN  
TERRA HAUTE, INDIANA  
MAY 2017

FRUITRIDGE AVE.

Home Rates Calculators

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MORTGAGES

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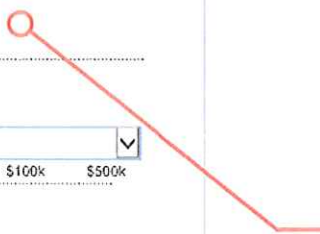
MORTGAGE

MORTGAGE

## How much money can I borrow for a mortgage?

## Calculate what you can afford and more

The first step in buying a house is determining your budget. This mortgage calculator will show how much you can afford. Fill in the entry fields and click on the "View Report" button to see a complete amortization schedule of the mortgage payments.

You can purchase a \$180,092 home 

## Mortgage information:


Press spacebar to hide inputs

Calculate for: Annual income Annual income: \$50,000 

Purchase price: \$180,092

Total monthly payment: \$1,167

Loan amount: \$171,810

Term in years: 30 years  10 19 40Interest rate: 4.5% Property tax: 1% Home insurance: 0.5% Report amortization: ☒ Annually ☐ Monthly

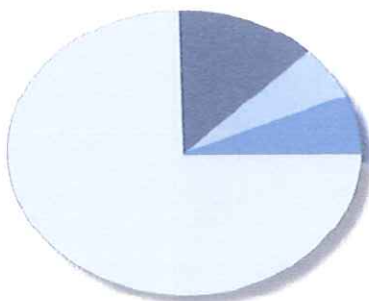
Down Payment and Closing Costs: \$1,718





Press spacebar to show inputs

Total monthly debt payments: \$0

Press spacebar to show inputs

\$1,167 Monthly Payment Breakdown  
press spacebar to hide graph



-  Home Insurance \$75.04
-  PMI \$71.59
-  Property taxes \$150.08
-  Principal and Interest \$870.54

## CONNECT WITH US

## REFINANCE RATES AVERAGES

Product	Rate	Change	Last week
30 year fixed refi	3.64%	▼ 0.16	3.80%
15 year fixed refi	2.74%	▼ 0.05	2.79%
10 year fixed refi	2.71%	▼ 0.09	2.80%

advertisement

\$175k - \$200k is the price at which home construction becomes attractive to builders because they can build quality, attractive homes.

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S1901

## INCOME IN THE PAST 12 MONTHS (IN 2014 INFLATION-ADJUSTED DOLLARS)

2010-2014 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	ZCTA5 47803							
	Households				Families		Married-couple families	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total	8,155	+/-345	4,681	+/-302	3,523	+/-298		
Less than \$10,000	6.3%	+/-1.6	3.8%	+/-1.7	1.0%	+/-0.9		
\$10,000 to \$14,999	4.4%	+/-1.4	1.6%	+/-1.3	0.5%	+/-0.5		
\$15,000 to \$24,999	13.0%	+/-2.3	8.4%	+/-2.4	3.9%	+/-2.2		
\$25,000 to \$34,999	14.5%	+/-2.4	12.0%	+/-2.8	10.0%	+/-3.4		
\$35,000 to \$49,999	15.9%	+/-2.7	14.0%	+/-3.2	13.2%	+/-3.5		
\$50,000 to \$74,999	18.6%	+/-2.6	20.5%	+/-3.6	23.2%	+/-4.6		
\$75,000 to \$99,999	11.8%	+/-2.2	16.3%	+/-3.3	19.3%	+/-4.2		
\$100,000 to \$149,999	9.1%	+/-1.8	13.2%	+/-2.9	16.2%	+/-3.6		
\$150,000 to \$199,999	3.2%	+/-1.5	5.4%	+/-2.5	7.2%	+/-3.3		
\$200,000 or more	3.1%	+/-1.1	4.8%	+/-1.8	5.6%	+/-2.0		
Median income (dollars)	46,297	+/-2,642	62,589	+/-5,655	73,800	+/-3,695		
Mean income (dollars)	62,555	+/-3,366	78,322	+/-5,497	N	N		
PERCENT IMPUTED								
Household income in the past 12 months	29.1%				(X)	(X)		(X)
Family income in the past 12 months	(X)				(X)	(X)		(X)
Nonfamily income in the past 12 months	(X)				(X)	(X)		(X)

Appx. 46%, or 3,735, of Terre Haute households could afford an quality, attractive new home.

## TIMELINE

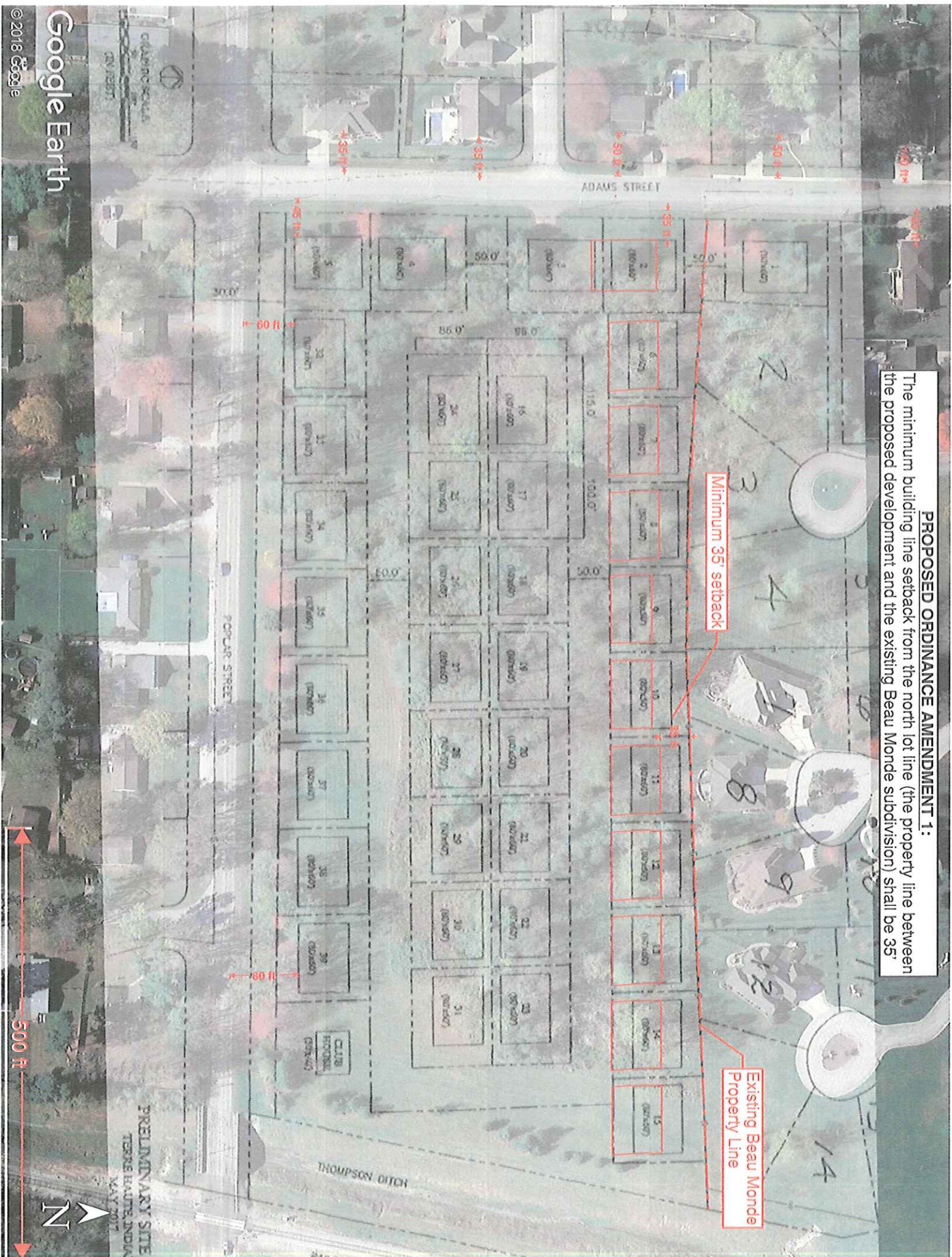


**PROPOSED ORDINANCE AMENDMENT 1:**

The minimum building line setback from the north lot line (the property line between the proposed development and the existing Beau Monde subdivision) shall be 35'

Minimum 35' setback

Existing Beau Monde  
Property Line





**PROPOSED ORDINANCE AMENDMENT 2:**  
A naturalized vegetated buffer shall be constructed in the proposed minimum 35' setback from the north property line. The plantings shall be a mix of trees, shrubs and perennials and be planned in consultation with Trees Inc. and/or the Terre Haute Urban Forester.

North Property Line

ADAMS STREET

50.0'

86.0'

95.0'

115.0'

100.0'

9.0'

50.0'

POTLAR STREET

THOMPSON DITCH

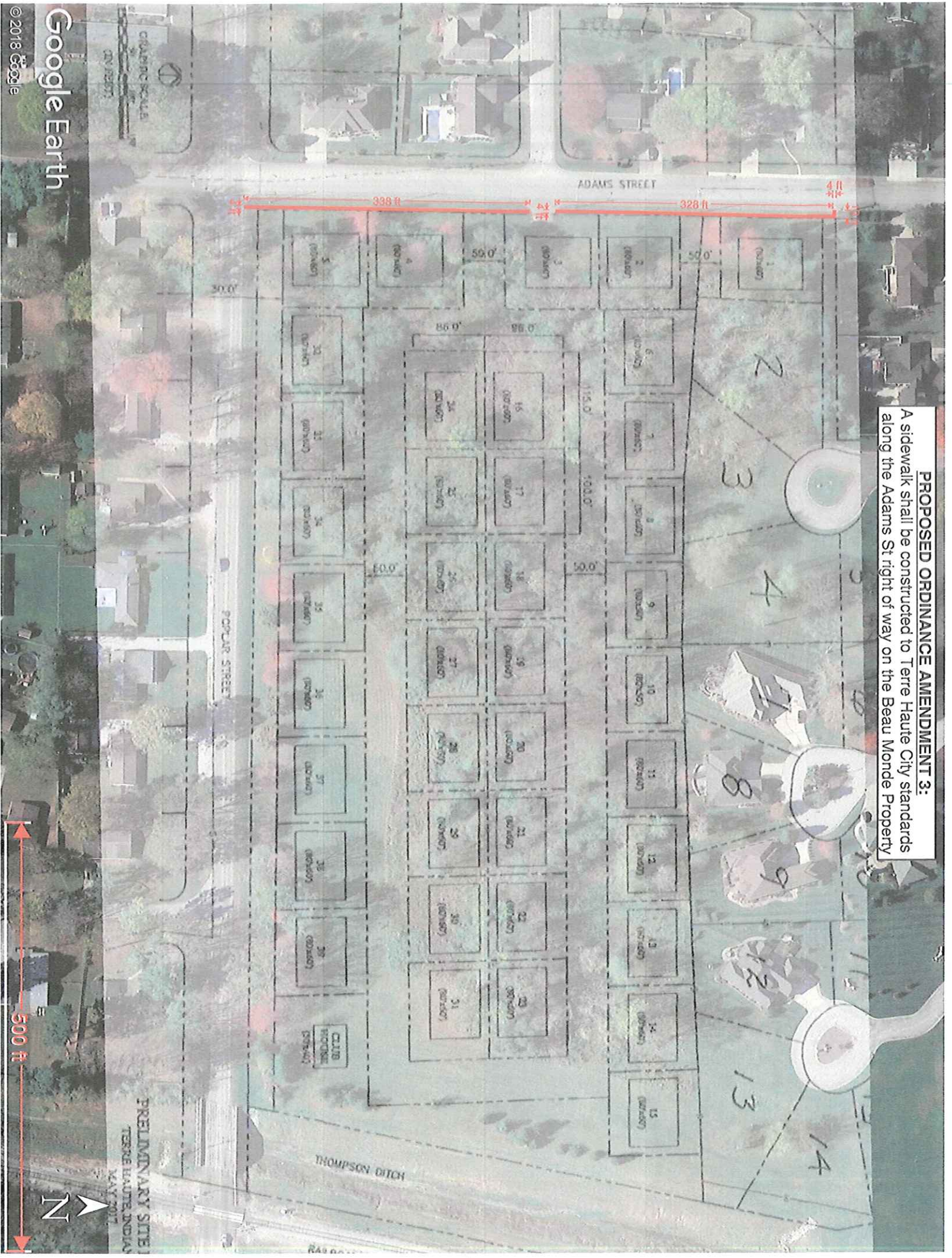
PRELIMINARY SITE  
TERRE HAUTE, INDIANA  
MAY 2017

500 ft



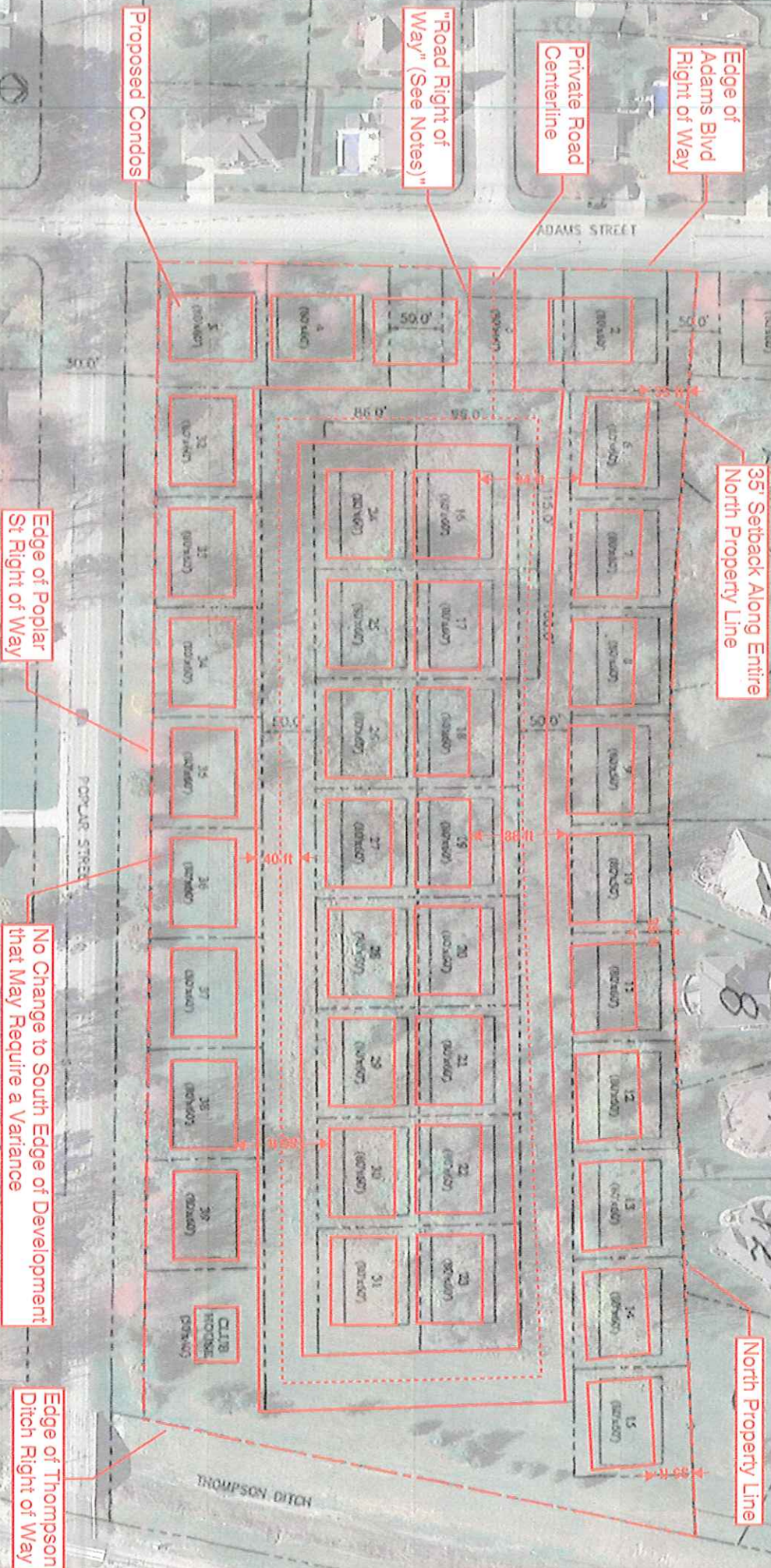


**PROPOSED ORDINANCE AMENDMENT 3:**  
A sidewalk shall be constructed to Terre Haute City standards along the Adams St right of way on the Beau Monde Property





**CONCEPTUAL SITE LAYOUT:  
35' SETBACK**



## No Change to South Edge of Development that May Require a Variance

Edge of Thompson  
Ditch Right of Way

Google Earth

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PRELIMINARY SITE  
TERRE HAUTE, INDIA  
MAY 2017

2017

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## How I Created a 35' Setback:

There is more than one way to get the space for our required 35' setback on this site, below present just one using only minor site changes:

- I decreased the front yards on the premium condos (along Poplar and Beau Monde) by 5'. The extra large back yards along Poplar and the new vegetated 35' buffer along Beau Monde will more than compensate for this slight reduction in front yard.

- I contoured the top road to match the north lot line. This makes a more aesthetically pleasing drive for these premium lots, makes better use of the site, and ensures a uniform 35' setback. As a bonus it allowed me to increase the two smaller (80' x 50') premium condos number 9 and 10 to the larger size (80' x 60'). I moved these smaller condos across the road and out of the premium condo section.

- I narrowed the "road right of way" 10' along the long road segments. Since this road will be private there won't actually be dedicated road right of way. Therefore, I think it's more useful to look at the distance between homes across from one another. In the Cottages this distance is around 86' (figure below) - same for my conceptual site layout.



## R-2 Condos Provide Site Flexibility:

- The proposed R-2 rezoning for condos actually gives the developer a lot of flexibility in site layout. Since the developer isn't constrained by individual lots, they have considerable freedom to move the individual condos around the single lot. This makes it a relatively simple task to achieve a 35' setback. I spent about 3 - 4 hours developing the conceptual site layout above to contain a 35' setback. To put that in perspective, @ \$120/hr for a premium drafter it would cost less than \$500 and half a day's time for the developer to create a conceptual drawing that he could have provided to the neighborhood for discussion.
- Here are the Cottages, you can see the single lot containing the individual condos:



## Above Minimum Setbacks Are Common:

- There are many examples of larger than minimum rear lot line setbacks used throughout Terre Haute to provide privacy and space between adjacent developments. They are commonly used both when the developments are of similar or dissimilar construction.
- Below I show examples of increased rear lot line setbacks used in different Terre Haute subdivisions: (distance shown in feet).

### Lincolnshire:



### Dobb's Glen:



### Meadows:

